



Delaney's

8-9 The Regents Shopping Mall, Newbury Street, Wantage, OX12 8BU

Tenure
To Let

Price
Offers Invited

- Fully equipped town centre nightclub
- Extends to in excess of 7,600 sq ft
- 2:30am licence
- Suit range of leisure uses
- Popular Oxfordshire town



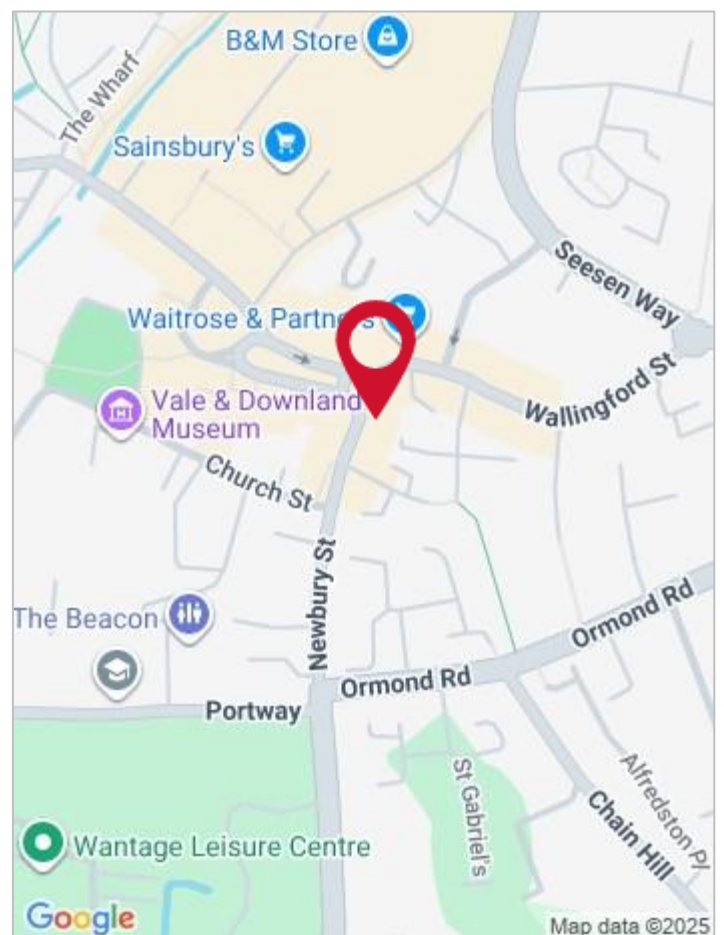
Google © Copyright (2025). All rights reserved.

Location

The property occupies a prominent town centre position in the popular and attractive market town of Wantage. Wantage is both a popular area to live and visit with a resident population in excess of 13,000. The property forms part of the Regents Shopping Mall, a prominent feature within the town centre.

Description

The property is primarily arranged over first and mezzanine levels with a dedicated ground floor entry. The property provides a separate bar and lounge area to the front and a large dance floor to the rear plus mezzanine seating and further bar facilities. There is also the added benefit of a smoking area.



Google © Copyright (2025). All rights reserved.



Trade

Previously trading as a nightclub, this space is versatile and offers the potential for a range of leisure uses given its extensive size. There is a lack of late licensed venues within Wantage therefore competition is relatively sparse, offering a gap in the market for an operator to take advantage of this.

Accommodation

Ground Floor

An entrance lobby provides access to upper floors, with the front section providing a reception booth and fully fitted bar lounge. This area has its own bar servery which leads through to the main trade area which provides a large dance floor and stage area with green room and toilets behind.

First Floor

The first floor provides an additional bar area and extensive customer seating in a theatre style overlooking the main trade area. There is also the added benefit of an enclosed smoking area at this level.

Floor Areas

We have been provided with plans which show the following approximate gross internal areas:

Ground Floor	12 sq m (128 sq ft)
First Floor	414 sq m (4,458 sq ft)
Mezzanine	284 sq m (3,056 sq ft)
Total	710 sq m (7,642 sq ft)

Tenure

The property is available by way of new free of tie lease on terms to be agreed. The guide rent is £32,500 per annum.

Planning

The property is not Listed but is situated within a Conservation Area.

Licence

A premises licence prevails, the main licensable activities being:

Sale of Alcohol

Monday to Thursday 12:00pm - 11:00am

Friday to Saturday 12:00pm - 02:30am

Sunday 12:00pm - 11:00pm

Live Music, Recorded Music

Friday to Saturday 11:00pm - 03:00am

Business Rates

The property is in an area administered by Vale of White Horse Council. The 2023 Rateable Value has been assessed at £23,250. From 1st April 2026 this will be £29,750.

EPC

The property has an EPC rating of D.

Services

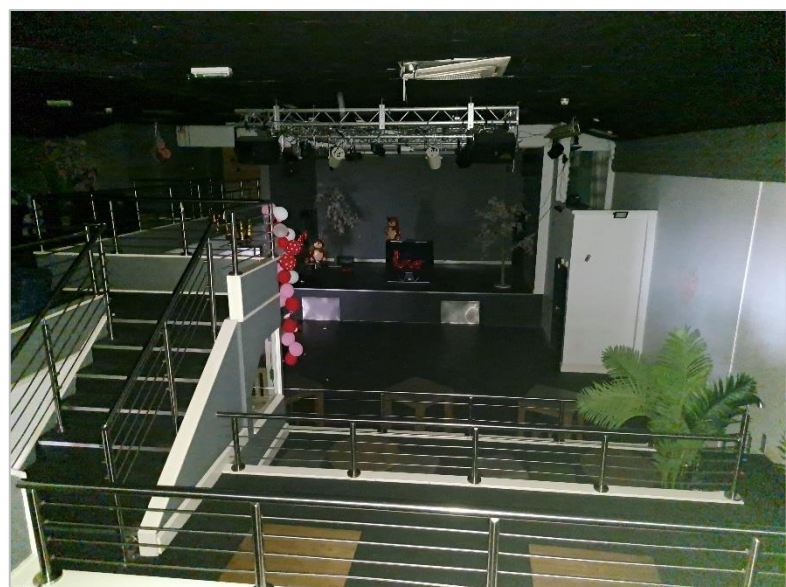
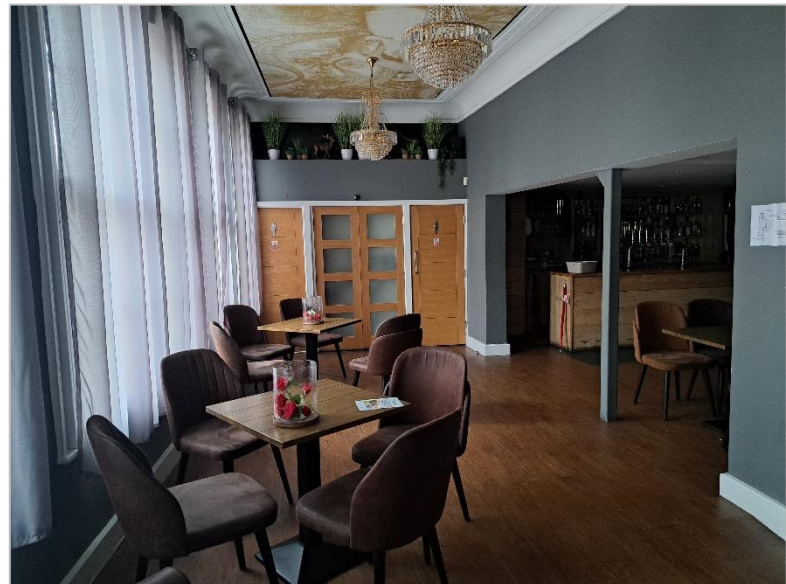
We are informed that the premises benefit from all mains services.

Viewing

Please note the premises are currently closed. Viewings strictly by appointment only through Fleurets West & South Wales office on 0117 923 8090.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.



Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto [fleurets.com](https://www.fleurets.com) or contact:

Kevin Conibear

Director - Head of Urban Markets

☎ 0117 923 8090

📱 0758 7638268

✉ kevin.conibear@fleurets.com



Important notice: Unless otherwise stated, all properties are being dealt with on a Sole Selling Rights basis. The prices and other particulars regarding properties are correct at the time of going to press. As prices can be altered by the vendor at any time, interested potential buyers should check the latest position with Fleurets before viewing. The information contained in this publication is not to be reproduced in whole or in part without the expression permission in writing of Fleurets Ltd. Fleurets' Privacy Policy is freely available on request by post or on our website.

Our Regions

London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com